



**April 2012
Development Update
City of Sunnyvale**

This development update lists new development that has occurred within the city in the last 2 years. It does not list additions, individual single family homes, or tenant improvements. If you have any questions regarding specific projects, contact the planner listed in parentheses next to the project address.

Project Status		Development Update Legend		Staff Contact	Phone
1 - Planning Preliminary Review	UP - Use Permit	SP - Special Development Permit	PM - Parcel Map (4 or fewer lots)	Diana Perkins	(408) 730-7455
2 - Planning Application Review	SDP - Special Development Permit	VAR - Variance	TM - Tentative Map	Manita Hodges	(408) 730-7455
3 - Planning Permit Approved	UP - Use Permit	TM - Tentative Map		Noreen Caliva	(408) 730-7455
4 - Building Permit Issued	UP - Use Permit			Shaun Mendrin	(408) 730-7455
5 - Building Permit Issued	UP - Use Permit			Shaun Mendrin	(408) 730-7455
6 - Project Final Approval	UP - Use Permit			Shaun Mendrin	(408) 730-7455

Project Type	Project Status	Address	Description	Key Contact	Contact Phone	Planning File No.	Permit Type	Filing Date	Planning Permit Action	Planning Action Date	Notes	Staff Contact	Public Art Required
Commercial	3	1910 Sunnyvale Saratoga Rd.	14,873 sq. ft. drug store/pharmacy with drive-thru in a C-1/PD Zoning District. (Rite Aid) Request for deviation from front setback requirement to extend existing canopy on an existing building for a new restaurant.	Daniel Taylor	(408) 827-7499	2007-0306	SDP	3/21/2007	Approved	2/24/2009	Demolition Permit Issued	Ryan Kucherski	
Commercial	5	1323 Sunnyvale Saratoga Road	Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C-1 Zoning District. (Fresh and Easy)	Faifeld Sunnyvale	(408) 219-9555	2011-7445	SDP	8/27/2010	Approved	10/24/2011	Under Construction	Ryan Kucherski	
Commercial	3	1366 S. Mary Ave.	Reuse of an existing 22,540 sq. ft. retail space for a grocery store in a C-1 Zoning District. (Fresh and Easy)	Bergman Companies	(408) 346-9108	2009-0936	UP	8/27/2009	Approved	2/24/2009	Building Permit Not Yet Submitted	Noreen Caliva	
Commercial	5	146 S. Murphy	New Restaurant and Noodle Bar	PM Entertainment	(510) 876-1787	2010-2415	SDP	6/15/2010	Approved	8/23/2011	Under Construction	Shaun Mendrin	
Commercial	3	182 S. Murphy Ave.	New 7,000 sq. ft. fast-food restaurant	Des Nolin & Liam Balle	(408) 390-2724	2011-7015	SDP	5/16/2011	Approved	2/23/2011	Building Permit Not Yet Submitted	Ryan Kucherski	No
Commercial	5	301 and 401 Old San Francisco Road and 420, 428, and 448 Kent	120,000 sq. ft. medical clinic, a two-level parking garage, and a storage building. (Palo Alto Medical Foundation)	Palo Alto Medical Foundation	(650) 867-3767	2007-1293	ER RZ SDP	12/7/2007	Approved	6/23/2010	Under Construction	Gentl Canoso	
Commercial	4	303 W. El Camino Real	New 2,588 sq. ft. three-story medical office building	Bulph Gosh	(408) 966-0711	2011-7018	SDP	3/14/2011	Approved	3/14/2011	Under Construction	Diana Perkins	No
Commercial	6	455 E. Maude Ave.	New 1,360 square foot addition to the sanctuary includes parking lot & landscaping modifications. (El Monte Hound Church)	El Monte Hound Church	(510) 872-9981	2009-0634	UP	8/11/2009	Approved	10/14/2009	Completed	Ryan Kucherski	
Commercial	2	550 W. El Camino Real	Special Development Permit for a new 4,350 sq ft fast food restaurant (Chick-F-A-C) with a drive thru and outdoor seating.	Chick-F-A-C, Chris Gehbart	(858) 273-4649	2011-7635	SDP	9/1/2011	Pending Review		Deemed incomplete 9/26/11	Noreen Caliva	
Commercial	1	560 S. Mathilda Ave.	Preliminary Review for 3-story mixed use development including 8 residential units and 1,260 square feet of office space.	Harmesh Sani	408-242-3732	2011-7843	PR	8/15/2011	Comments Provided (PR)	11/29/2011	Preliminary RRC review	Gentl Canoso	No
Commercial	2	562 Britton Ave.	Modification to the existing Kings Acacemy campus to add 11 new residential buildings.	Milburn Architects	(916) 622-3232	2010-7093	UP	2/7/2012	Pending Review	2/7/2012	Pending RRC review and ZA hearing	Shaun Mendrin	
Commercial	3	590 Old San Francisco Rd	New 3,801 sq. ft. building with associated repair use	William Jacobson	(408) 241-1433	2009-0896	SDP	11/15/2009	Approved	1/27/2010	Building Permit Not Yet Submitted	Ryan Kucherski	
Commercial	3	923 W. El Camino Real	New multi-tenant commercial building and site improvements	Kevin Mattos	(408) 655-8199	2009-0931	SDP	12/15/2010	Approved	3/15/2010	Building Permit Not Yet Submitted	Ryan Kucherski	
Commercial	4	927 E. Arques Ave.	New multi-tenant commercial building and site improvements	Kevin Mattos	(408) 209-6635	2010-7890	UP VAR	12/15/2010	Approved	6/21/2011	Building Plan Check	Noreen Caliva	
Industrial	1	1020 Kifer	A new 150,000 sq. ft., two-story office and training facility for Intuitive Surgical	ARC/TEC, John Duquette	(408) 496-0676	2012-7280	PR	4/12/2012	Comments Provided (PR)	4/30/2012	Comment provided on 4/30/12. Applicant to submit formal application and May	Shaun Mendrin	
Industrial	4	1100 Enterprise	Major Moffett Park design review application for modification of building D in Moffett towers campus project (80% FAR). Building will increase from 200,000 to 325,000 s.f. Includes modification to the development agreement.	Jay Paul	(850) 264-2618	2011-7170	OTH SDP	3/16/2011	Approved	3/16/2011	Building permit review	Andy Miner	Yes
Industrial	6	111 Java Dr.	Demolition and construction of 4 new office buildings totaling approximately 770,000 s.f.	Exterra Realty Partners LLC	(925) 227-1290	2006-1265	SDP	12/21/2006	Approved	3/26/2007	Phase 1 completed.	Ryan Kucherski	Yes
Industrial	1	1152 Bordeaux Dr	Expansion of the NE TAPP campus (site 2) utilizing the green building bonus to enable 75.8% FAR for a total of 525,057 s.f. two-story building (12 x 14) and a 4-level parking garage would be built. Two buildings (10 & 11) to remain.	Jay Paul (Janette D'Elia Sammartino)	(415) 263-7400	2012-7254	PR	4/4/2012	Comments Provided (PR)	4/16/2012	PRC Comments provided on 4/16/12	Shaun Mendrin	Yes
Industrial	2	1240 Crossman	New 102,758 sq. ft. R&D office building (60% FAR) within a multi-building campus. (Intuitive Surgical)	NETAPP / Brent Takahashi	(505) 364-6453	2011-7759	PM SDP	10/19/2011	Pending Review	10/19/2011	Planning Commission Study Session on 11/28/11. Planning Commission public hearing scheduled for 12/12/11.	Ryan Kucherski	Yes
Industrial	6	1250 Kifer Rd.	New two-level parking structure for Intuitive Surgical	Dennis Kotze & Assoc.	(408) 981-6103	2008-0208	UP	3/13/2008	Approved	6/24/2008	Completed	Manita Hodges	Yes
Industrial	5	1263 E. Javies Ave.	New two-level parking structure for Intuitive Surgical	Arco-Tec	(408) 496-0676	2011-7236	MPP	4/13/2011	Approved	4/28/2011	Under Construction	Ryan Kucherski	Yes
Industrial	1	281 E. Java Dr.	Preliminary Review for four-story office park, 79 with four level parking structure	Orchard Properties/ Daniel Kifer	408-496-1121	2011-7868	PR	12/7/2011	Comments Provided (PR)	12/7/2011	Pending RRC comments on 12/28	Gentl Canoso	Yes
Industrial	3	307 N. Pastoria Ave. / 309 N. Pastoria Ave.	New 71,700 sq. ft., 3-story office building on a vacant site resulting in approximately 48% for (using LED green building bonus to achieve additional 10% FAR).	Peery-Armitage	(850) 618-7000	2011-7658	MPP	9/13/2011	Approved	4/12/2012	Approved.	Manita Hodges	Yes
Industrial	4	384 Santa Trinita Ave.	Modification to the architectural design of an approved use permit (2008-0427) for a 99,317 s.f. R&D office building. Expansion of the NE TAPP campus (site 1) utilizing the green building bonus to enable 76.4% FAR and a total of 1,486,571 s.f., previously approved buildings 5 and 6 will increase by 120,396 s.f. including a fifth story. A new 4-level parking garage is also proposed.	Devcon Construction/Michelle Ney	408-946-7713	2011-7723	MPP	10/5/2011	Approved	3/1/2012		Ryan Kucherski	Yes
Industrial	2	495 E. Java Drive	NETAPP / Brent Takahashi	(505) 364-6453	2011-7758	PM SDP	10/19/2011	Approved	2/29/2012	2/29	Approved by the Planning Commission on 2/29/2012	Ryan Kucherski	Yes
Industrial	5	499 Java Dr.	Master Plan for 5 new R&D buildings, 1 amenity (cafe & fitness) building, and 3 multi-level parking structures resulting in total of 1,275,375 sq. ft. in a MP-TOD Zoning District. (Network Appliance)	Network Appliance	(408) 822-6695	2006-0340	ER SDP	4/21/2006	Approved	6/27/2006	Building 7 Finished (9/12/08) Building 8 Finished (2/11/2009) Garage 1A Finished (4/20/07) Garage 2 Finished (10/10/2009) Building 9 Under Construction (8/8/2008)	Ryan Kucherski	Yes
Industrial	2	505 N. Mathilda Ave.	Design Review to allow redevelopment with a 612,072 s.f. R&D campus, consisting of five-story buildings, one four-story building, and a five-story parking garage.	JP Napel Companies, Peter Larko	(408) 535-2224	2012-7070	RZ SDP	1/31/2012	Pending Review	2/13/2012	PRC comments provided on 2/13/2012. Tentative Planning Commission meeting in 5/14/12 and City Council in June.	Ryan Kucherski	Yes
Industrial	1	505 N. Mathilda	Preliminary Review for redevelopment of multiple properties with 611,025 s.f. R&D campus consisting of two six-story buildings, one four-story building, and a five-story parking garage	Sequoia M&M LLC/Peter Larko	408-203-6212	2011-7724	PR	10/5/2011	Approved	10/10/2011	Comments provided at PRC on 10/17/11	Ryan Kucherski	
Industrial	2	549 Balbo Way	Expansion of the NE TAPP campus (site 3) utilizing the green building bonus to enable 60% FAR for a total of 483,326 s.f. the site would be redeveloped with two 5-story buildings (15 & 16)	NETAPP / Brent Takahashi	(505) 364-6453	2011-7760	PM SDP	10/19/2011	Pending Review	10/19/2011	Pending review	Ryan Kucherski	Yes
Industrial	4	580 N. Mary Ave.	Demolish existing post office building and construct a new 124,065 sq. ft. 5-story office building resulting in approximately 55% FAR.	Peery-Armitage	(850) 618-7000	2011-7657	UP	9/13/2011	Approved	2/7/2012	Approved by Planning Commission on 10/10/11	Manita Hodges	Yes
Industrial	3	589 W. Java	Formal Submittal for Yahoo! campus expansion to add a new 6-story 315,000 sq. ft. office building, 34,000 sq. ft. special use amenities building and one parking structure.	Yahoo!	(408) 406-6649	2011-7455	SDP	6/13/2011	Approved	10/10/2011	6/13/11 by PRC.	Shaun Mendrin	Yes
Industrial	1	645 Almaraz Ave.	Preliminary Review to consider 100% for an existing industrial property	ARC/TEC, INC./Daniel Osuna	408-496-1121	2011-7888	PR	12/14/2011	Comments Provided (PR)	12/14/2011	Pending RRC comments on 12/28	Ryan Kucherski	Yes
Industrial	1	660 W. California	Preliminary Review for a new 105,750 s.f. Office/R&D building	Warm Malcomb, Jim Terry	(920) 244-9620	2012-7198	PR	3/13/2012	Comments Provided (PR)	3/13/2012	PRC comments provided on 3/26/2012	Noreen Caliva	No
Industrial	4	807 Eleventh	Major Moffett Park design review application for new 200,000 of building (B) at the Avila campus (80% FAR). Includes modification to the development agreement. (Moffett Towers)	Jay Paul	(850) 264-2618	2011-7119	ER OTH SDP	2/23/2011	Approved	2/23/2011	Building plan review	Andy Miner	Yes
Industrial	1	893 Kifer Rd.	Preliminary Review for the redevelopment of the site to construct 3 new two-story buildings	Dan Kifer, ARC/TEC	(408) 496-0676	2011-7491	PR	7/13/2011	Approved	7/25/2011	Preliminary Review results in PRC comments only.	Manita Hodges	Yes
Industrial	5	950 Kifer Rd.	33,000 square feet of office space improvements	Intuitive Surgical	N/A						Under Construction	Surachita Bose	
Industrial	5	Eleventh Ave.	Development of 50 acres of land with 7 buildings plus an amenity building and 3 parking structures (Moffett Towers)	Jay Paul	(505) 263-7400	2006-1198	ER GPA RZ SDP	12/8/2006	Approved	11/14/2006	Shells for 6 buildings complete and three parking structures complete. Tenant improvements are on-going with the majority based to be complete in 2012.	Andy Miner	
Industrial	5	Innovation Wy.	5-story mixed use project, consisting of 40 residential units with underground parking and 8,900 sq. ft. of retail in a C-2/CR Zoning District.	RMW Architects	(408) 294-8000	2002-0223	SDP	1/22/2002	Approved	5/14/2002	1st and 2nd Buildings Under Construction	Ryan Kucherski	Yes
Mixed Use	3	1050 Helen Ave.	5-story mixed use project, consisting of 40 residential units with underground parking and 8,900 sq. ft. of retail in a C-2/CR Zoning District.	FMM Development LLC	(408) 448-9246	2007-0145	SDP TM	2/8/2007	Approved	11/26/2007	Building Permit Not Yet Submitted	Surachita Bose	
Mixed Use	5	1287 Lawrence Station Rd.	New mixed use development with 348 residential units and 16,000 sq. ft. of commercial space in an M-2 Zoning District. New Mixed Use zoning district proposed.	BRE Properties, Kevin Ma, Development Manager	(510) 957-5333	2006-0712	SDP	7/7/2006	Approved	11/18/2008	Under Construction	Gentl Canoso	Yes
Mixed Use	5	2502 Town Center Ln.	Proposed 292 residential units, 16-screen movie theater, and 275,000 sq. ft. of office space and 1,000,000 sq. ft. of total retail in DSP Block 18 Zoning District. (Town Center)	Quattro Realty Group, LLC	(925) 337-1007	2007-0030	SDP	1/8/2007	Approved	2/6/2007	Under Construction	Noreen Caliva	Yes
Mixed Use	5	311 Capella	Special Development Permit and Tentative Map for RZ blocks for a mixed use project with 230 units and 14,575 sq. ft. of ground floor retail.	BRE Properties, Kevin Ma, Development Manager	(510) 957-5333	2010-7493	SDP TM	7/4/2010	Approved	9/27/2010	Under Construction	Shaun Mendrin	Yes
Mixed Use	6	615 Tasman Dr.	New mixed use development with 290 condominium/apartment units and 51,308 sq. ft. of commercial space in a C-2/PD Zoning District.	Essex Property Trust	(850) 849-1600	2007-0462	SDP PM	7/2/2007	Approved	2/1/2009	Completed	Manita Hodges	Yes
Mixed Use	6	660 S. Fair Oaks Ave.	New mixed use development with 124 senior housing units and parking structure	Mid Peninsula Housing Coalition	(850) 356-2928	2009-1245	RZ SDP	1/12/2008	Approved	3/3/2009	Completed	Gentl Canoso	
Mixed Use	3D	660 W. El Camino Real	Special Development Permit for 113 residential units and 17,300 sq. ft. of Office/commercial space at the former Chevrolet site	SumnerHill Homes, Kasia Kamanagar	(850) 842-2371	2011-7063	ER SDP TM	1/31/2011	Denied	11/28/2011	Planning Commission denied project. PRC comments provided on 2/13/12. Formal application submitted 2/27/12	Ryan Kucherski	
Mixed Use	1	660 W. El Camino Real	Preliminary review for a mixed use project consisting of a 141-room hotel and 103 residential townhouse units	SumnerHill Homes, Kasia Kamanagar	(850) 842-2371	2012-7065	PR	1/26/2012	Comments Provided (PR)	2/13/2012	7170)	Ryan Kucherski	Yes
Mixed Use	2	660 W. El Camino Real	Special Development Permit and Vesting Tentative Map for a mixed use project consisting of a 148-room hotel and 103 residential townhouse units at the former Chevrolet site	SumnerHill Homes, Kasia Kamanagar	(850) 842-2371	2012-7170	SDP TM	3/7/2012	Pending Review	3/7/2012	PRC comments provided on 3/26/2012	Ryan Kucherski	Yes
Mixed Use	3	704 Town and Country	New mixed use multi-family development 133 apartments and 6,171 s.f. of retail and below grade parking	Carmel Partners	(415) 837-3985	2011-7661	SDP	9/14/2011	Approved	11/14/2011	PC approved on 11/4/11	Shaun Mendrin	Yes
Mixed Use	2	915 De Guaine	General Plan Amendment from Industry to ITR Low Medium and Reason from M to S to M-SITR-R-1 ZPD. (Shelburne Falls Site)	Spanston LLC	(408) 616-2047	2011-7021	GPA RZ	1/7/2011	Pending Review	1/7/2011	Staff has been working with the applicant to refine the overall proposal.	Shaun Mendrin	
Mixed Use	2	920 De Guaine	General Plan Amendment from Industry to ITR Low Medium and Reason from M to S to M-SITR-R-1 ZPD.	Equity Office Properties	(408) 462-6786	2011-7017	GPA RZ	1/5/2011	Pending Review	1/5/2011	to refine the overall proposal.	Shaun Mendrin	No
Residential	5	104 E. Duane	Construction 132 Townhome-Style Condominium Units	Taylor Monson of California	(916) 243-1992	2010-7738	SDP TM	10/13/2010	Approved	3/29/2011	Construction started December 2011	Manita Hodges	No
Residential	4	1060 Morse Ave.	17 Townhome Units	Classic Communities	(850) 496-4496	2011-7296	SDP ER TM	5/3/2011	Approved	7/25/2011	Building permit under review.	Shaun Mendrin	No
Residential	5	1170 Morse Ave.	48 townhomes in an M-SITR-R-3PD Zoning District.	Classic Communities	(850) 496-4496	2006-0496	ER SDP TM	5/11/2006	Approved	6/25/2006	Under Construction	Gentl Canoso	
Residential	3	127 W. California Ave.	5 New Townhomes in an R-3PD Zoning District.	Data Movers Associates	(850) 348-5054	2008-0218	RZ SDP TM VAR	3/10/2008	Approved	1/27/2009	Building Permit Not Yet Submitted	Surachita Bose	
Residential	4	1300 Sunnyvale Saratoga	14 Single Family Homes	Classic Communities	(850) 496-4496	2011-7102	ER SDP TM	2/16/2011	Approved	4/25/2009	Building Permit Under Review	Ryan Kucherski	
Residential	3	199 N. Sunnyvale Ave.	3 new detached single-family homes in an R-2/PD Zoning District.	DZ Design Associates	(408) 778-7005	2006-0482	SDP PM	5/11/2006	Approved	9/8/2008	Building Permit Not Yet Submitted	Noreen Caliva	
Residential	3	394 E. Evelyn Ave.	47 condominium units in the DSP-4 Zoning District.	Arvin Int'l LLC	(850) 481-4992	2007-0988	PM SDP	8/2/2007	Approved	10/22/2007	Building Permit Not Yet Submitted	Gentl Canoso	
Residential	5	408 Pura Vista Ave.	8 new detached single-family homes in an R-2 Zoning District	Michael King	(408) 462-9300	2007-0463	SDP TM	4/27/2007	Approved	6/10/2008	Under Construction	Surachita Bose	
Residential	1	411 N. Fair Oaks Ave.	Preliminary review to allow 8 new townhomes on two adjacent lots.	Sanjeev Acharya	(850) 535-1755	2011-7800	PR	8/17/2011	Approved	8/23/2011	Comments provided at PRC Meeting on 8/23/2011. Formal application submitted 8/23/2011	Noreen Caliva	No
Residential	3	421 S. Bayview	2 detached single family homes	Sanjeev Acharya	(310) 422-2209	2011-7421	SDP	6/10/2011	Approved	6/10/2011	Under construction	Ryan Kucherski	
Residential	2	425 N. Folsom Ave.											